



DESIGNATED SUBSTANCES SURVEY REPORT

**3A BEECHWOOD DRIVE
PARRY SOUND, ONTARIO**

EHS^P Project: 04-0040-22-003

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September 2022

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CONFIDENTIAL

Distribution:

1 PDF – District of Parry Sound Social Services Administration Board
1 copy - EHS Partnerships Ltd

EXECUTIVE SUMMARY

INTRODUCTION

EHS Partnerships Limited (EHS^P) was retained by The District of Parry Sound Social Services Administration Board (PSDSSAB) to conduct a Designated Substances Survey (DSS) of the building located at 3A Beechwood Drive in Parry Sound, Ontario (Subject Property).

The DSS was requested to satisfy Section 30 of the Occupational Health and Safety Act and Ontario Regulation 278/05 “Regulation Respecting Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05) in order to identify any designated and hazardous materials that may be present throughout the building.

Joel Marcellus of EHS^P completed the field work on September 1, 2022.

SCOPE OF WORK

The scope of work is based on the Canada Labour Code Part II, which requires all asbestos-containing material (ACM) be detailed in a survey for both friable and non-friable materials, as well as O. Reg. 278/05.

The scope of work included a site investigation, the collection and analysis of suspect materials, and Specifications for abatement. Specifically, the following was conducted:

- Detailed site investigation of the subject building;
- Sample collection of twenty-eight (28) samples of suspected asbestos-containing materials and two (2) samples of suspected lead containing paints;
- Visual assessment for other potential hazardous building materials including but not limited to acrylonitrile, arsenic, benzene, ethylene oxide, isocyanates, mercury, silica, vinyl chloride, polychlorinated biphenyls, and ozone depleting substances;
- Review, interpretation, and organization of all field and laboratory findings; and
- Preparation of a final report outlining findings and providing recommendations for abatement where required.

CONCLUSIONS AND RECOMMENDATIONS

The Occupational Health and Safety Act require building owners and their agents to notify all employees, and contractors of the presence of designated substances at a Subject Property. OCH commissioned this report as part of their obligations under the Occupational Health and Safety Act of Ontario, Section 30 duty of Project Owners and Ontario Regulation 278/05. Additional assessment of designated substances may be required during planned renovations of the Subject Property.

Provide a copy of this report to all prospective contractors who will participate in the renovation, alteration, or demolition of the Subject Property.

Asbestos

- Asbestos containing door frame caulking was identified at the Site. The caulking was observed to be in good condition at the time of the assessment. Asbestos containing materials that could potentially be impacted should be removed in accordance with Ontario Regulation 278/05 –

Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations prior to any renovations or demolition.

- Any work that may disturb the asbestos must be conducted by properly certified and experienced asbestos abatement personnel.
- All asbestos waste generated by asbestos abatement operations must be disposed of in accordance with O.Reg. 347/90 (as amended). Asbestos waste may be disposed of at any municipal landfill approved by the MOE to accept this type of waste pending notification to, and acceptance by the landfill operator.
- The owner must notify all employees and contractors involved with renovations, repairs, alterations, or demolitions involving ACM which may be disturbed. A copy of this PSDSS must be made available for review by any maintenance personnel or contractors working in the areas where ACM may be disturbed. As a good management practice, the owner should maintain a record of this notification.

Lead

Lead-containing paint is present at the Subject Property. All paint is expected to contain some level of lead and such the following is recommended.

- Measures must be implemented to control the lead dust hazard during any construction or demolition activity that would result in the disturbance of any painted surface. The measures implemented must be in accordance with the “Guideline – Lead on Construction Projects” (Ministry of Labour, September 2004).
- Waste generated from demolition activities that contain painted surfaces must undergo Toxicity Characteristic Leaching Procedure testing in order to classify the waste. If the concentration of lead exceeds that of the leachate quality criteria, then waste must be classified as hazardous and must be disposed of at a landfill that accepts hazardous waste in accordance with O. Reg 347, as amended.

Silica

Measures prescribed in the Ministry of Labour’s Guideline titled Silica on Construction Projects should be followed during the alteration of all silica-containing materials.

Ozone Depleting Substances

Non-base building units (i.e., refrigerators, freezers & AC units) should be relocated or reused rather than destroyed. If the units will not be relocated, then all ozone depleting refrigerants must be removed from the units prior to disposal. The removal of the refrigerants must be conducted by an individual licensed to perform such work in accordance with the Ozone-depleting Substances and Halocarbon Alternatives Regulations SOR/2016-137.

Benzene and Vinyl Chloride

Excessive heat must not be used on wire coatings, plastic materials, or PVC as heat may release benzene. If these practices cannot be avoided, then implement control measures appropriate for the control of benzene prescribed in Ontario Regulation 490/09 – Designated Substances.

Other Designated Substances and Hazardous Materials

Small amounts of benzene and vinyl chloride may be present in plastic wire coatings and PVC piping. No other designated substances are anticipated to be present at the Subject Property. There may be a potential exposure hazard to occupants, workers, or others if any plastic or rubber materials are exposed to excessive heat.

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1.0 INTRODUCTION

EHS Partnerships Limited (EHS^P) was retained by The District of Parry Sound Social Services Administration Board (PSDSSAB) to conduct a Designated Substances Survey (DSS) of the apartment building located at 3A Beechwood Drive in Parry Sound, Ontario (Subject Property).

The DSS was requested to satisfy Section 30 of the Occupational Health and Safety Act and Ontario Regulation 278/05 “Regulation Respecting Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05) in order to identify any designated and hazardous materials that may be present throughout the building.

Joel Marcellus of EHS^P completed the field work on September 1, 2022.

2.0 SCOPE OF WORK

The scope of work is based on the Canada Labour Code Part II, which requires all asbestos-containing material (ACM) be detailed in a survey for both friable and non-friable materials, as well as O. Reg. 278/05.

The scope of work included a site investigation, the collection and analysis of suspect materials, and Specifications for abatement. Specifically, the following was conducted:

- Detailed site investigation of the subject building;
- Sample collection of thirty-six (36) samples of suspected asbestos-containing materials and six (6) samples of suspected lead-based paints;
- Visual assessment for other potential hazardous building materials including but not limited to acrylonitrile, arsenic, benzene, ethylene oxide, isocyanates, mercury, silica, vinyl chloride, polychlorinated biphenyls, and ozone depleting substances;
- Review, interpretation, and organization of all field and laboratory findings; and
- Preparation of a final report outlining findings and providing recommendations for abatement where required.

3.0 REGULATIONS, STANDARDS, AND GUIDELINES

In Ontario a designated substance survey (DSS) is required under section 30 of the Occupational Health and Safety Act (OHSA) R.S.O 1990, enforced by the Ontario Ministry of Labour prior to the undertaking of a renovation or demolition in an area that may contain dangerous or hazardous building materials.

Designated substances in Ontario are defined in accordance with OHSA as a biological, chemical, or physical agent or combination thereof as a designated substance to which the exposure of a worker is prohibited, regulated, restricted, limited or controlled. Under section 30 of OHSA – “Duty of Project Owners”, owners are required to determine if designated substances are present at a project site and disclose this information to project participants. The 11 designated substances in Ontario are:

Acrylonitrile	Coke oven emissions	Mercury
Arsenic	Ethylene oxide	Silica
Asbestos	Isocyanates	Vinyl chloride
Benzene	Lead	

Designated substances that individuals are likely to be exposed to during construction projects include; asbestos, lead, mercury, and silica. The Ontario Ministry of Labour provides guidance regarding these substances during construction in the following documents:

- Ontario Regulation 490/09 (O.Reg. 490/09): Designated Substances;
- Ontario Regulation 278/05 (O.Reg. 278/05): Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations;
- Guideline – Silica on Construction Projects, Ministry of Labour 2004; and,
- Guideline – Lead on Construction Projects, Ministry of Labour 2004.

3.1 Asbestos Containing Materials (ACM)

ACM are also regulated under the Ontario Regulation 278/05 Asbestos on Construction Projects and in Buildings and Repair Operations (O.Reg. 278/05). The Regulation provides definitions, outlines assessment requirements, and procedures for the handling of ACM. O.Reg. 278/05 defines an ACM as a “material that contains 0.5 per cent or more asbestos by dry weight.” The Regulation defines a friable material as “a material that, when dry, can be crumbled, pulverized or powdered by hand pressure.” Subsection 3 (3) Table 1 of the Regulation determines the minimum required number of samples per material to be collected during an assessment. The Regulation also lists information that is required for the constructor or employer to provide to any worker involved with ACM or suspect ACM at the work site. This information includes the location of the ACM, its friability, and in the case of sprayed-on ACM the specified type of asbestos.

All ACM that may be disturbed must be removed to the extent practicable and will be subject to special handling and disposal. O. Reg. 278/05 classifies asbestos removal into either Type 1, Type 2, or Type 3 operations. Where Type 1 operations have the lowest exposure risk, and Type 3 operations have the highest potential to generate concentrations of airborne asbestos fibres.

3.2 Lead

Ontario Regulation 490/09 – Designated Substances (O. Reg. 490/09) applies to every employer and worker at a workplace where lead is present, and at which the worker is likely to be exposed to lead. In the province of Ontario, the regulations or guidelines do not provide a specific definition for a lead containing paint. The Canadian Federal Government has been limiting the amount of lead in paint to 0.5 % (5,000 ppm) since 1976. The Surface Coating Materials Regulation (SOR/2016-193), pursuant to the 2005 Hazardous Products Act, indicates that under Canadian federal law a paint containing more than 0.009 % (90 ppm) of lead are considered lead-containing paint. However, this is a value to keep the lead concentration in surface coatings as low as possible and should not be confused with health based standards which correlates to acceptable blood lead levels. The Guideline for Lead on Construction Projects (Ontario Ministry of Labour 2004) indicates that the disturbance of any painted surface is subject to the guideline to ensure that airborne levels of lead are maintained below the Ontario Time Weighted Average (TWA) of 0.05 mg/m³.

Other organizations such as the Environmental Abatement Council of Canada (EACC) have determined a “Virtually Safe” level for paints and coatings. The EACC virtually safe level indicates that paints or surface coatings containing less than or equal to 0.1% lead by weight (1,000 ppm) are considered low-level lead paints or coatings. If these materials are disturbed in a non-aggressive manner, where the airborne levels will remain below the Ontario TWA, then worker protection from the inhalation of lead is not required.

For the purposes of this assessment, paints identified to contain concentrations of lead greater than 90 ppm are considered lead-containing. Paints above 1,000 ppm are in exceedance of the Virtually Safe levels and have a potential of creating worker exposure values over 50% of the TWA.

3.3 Silica

Exposure to airborne silica is regulated under Ontario Regulation 845/90 Designated Substance – Silica. Silica dust may be generated and become airborne during construction activities including blasting, grinding, crushing, and sandblasting silica-containing materials. The Ontario Ministry of Labour’s guideline document Silica on Construction Projects outlines precautions that must be taken to prevent silica-containing particles from becoming airborne during such activities.

3.4 Polychlorinated Biphenyls (PCBs)

Canadian federal regulation SOR/2008/-273 PCB Regulations, and Ontario Regulations 347/90 General – Waste Management and 362/90 Waste Management – PCB’s, outline the requirements for handling, storage, and removal of equipment containing PCBs.

3.5 Ozone Depleting Substances (ODS)

Ontario Regulation 189/94 Refrigerants describes the procedures for removal and disposal of refrigeration equipment. Such activities should only be undertaken by persons with valid ozone depleting prevention cards.

This Regulation applies to refrigerants containing any of the following substances:

1. Chlorofluorocarbon;
2. Hydrochlorofluorocarbon, and;
3. Hydrofluorocarbon. O. Reg. 189/94, s. 2.

3.6 Mercury

Dangerous Goods Handling and Transportation Act, Classification Criteria for Products, Substances and Organisms Regulation (M.R. 282/87), Dangerous Goods Handling and Transportation Regulation (M.R. 55/2003) Generator, Registration and Carrier Licensing Regulation (M.R. 175/87), and Manifest Regulation (M.R. 139/88).

3.7 Other Designated Substances and Hazardous Materials

All remaining designated substances and hazardous materials outlined in this report are defined under the Occupational Safety and Health Act (OSHA). These include the following designated substances: acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride. The remaining hazardous materials including mould, UFFI, and radioactive materials are also regulated under OSHA.

4.0 METHODOLOGY

4.1 Asbestos Containing Material (ACM)

ACM sampling was conducted in accordance with O. Reg. 278/05. EHS_P conducted a systematic visual inspection of structural, mechanical, and architectural elements, of the Subject Property where applicable. Building materials suspected of containing asbestos were sampled, their locations documented, and classified as either friable or non-friable. EHS_P submitted the samples to EMSL Canada Incorporated (EMSL) of Ottawa, Ontario for analysis. The samples were analyzed by Polarized Light Microscopy (PLM)

following US Environmental Protection Agency Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials.

Samples were collected in accordance with subsection 3(3) Table 1 of O.Reg. 278/05. The Regulation provides the requirements for the minimum number of samples to be collected from area of homogeneous material and is summarized in Table 4.1.1 of this report.

Table 1: O. Reg. 278/05 Bulk Material Samples

Type of Material	Size of Area of Homogeneous Material	Minimum Number of Samples Collected
Surfacing material, including without limitation material that is applied to surfaces by spraying, by troweling or otherwise, such as acoustical plaster on ceilings and fireproofing materials on structural members	Less than 90 m ² (<1,000 ft ²)	3
	90 m ² or more but less than 450 m ² (1,000 - 4,900 ft ²)	5
	450 m ² or more (>4,900 ft ²)	7
Thermal insulation, except as described below	Any Size	3
Thermal insulation patch	Less than 2 m or 0.5 m ²	1
Other material	Any Size	3

4.2 Lead

EHS^P conducted a visual assessment and lead-based materials. Samples suspected to contain lead were submitted under chain of custody to EMSL Analytical Inc. of Mississauga, Ontario for lead analysis via Metals by ICP-OES.

4.3 Other Designated Substances and Hazardous Materials

All other potential designated substances and/or hazardous materials were visually identified and documented at the Subject Property as required.

5.0 FINDINGS, RESULTS, AND DISCUSSION

5.1 Asbestos Containing Materials

EHS^P personnel completed Subject Property reconnaissance including visual inspection and sampling of potential ACM on September 1, 2022. Based on the findings of the visual inspection, suspect materials were documented, collected, and subsequently submitted for analysis at a 3rd party analytical laboratory.

As part of the ACM survey, EHS^P collected twenty-eight (28) representative samples from eight (8) distinct building materials that were suspected to contain asbestos. Suspected ACM sampled during the DSS

included drywall joint compound, ceiling stipple, caulking, vinyl flooring, ceiling tiles, cove base mastic and brick mortar.

Sampled materials were submitted using a chain of custody to EMSL Canada Inc., of Ottawa, Ontario. The analytical results are presented in **Appendix A** and are summarized in the following table:

The analytical results are summarized in Table 2 and the laboratory report is presented in **Appendix A**.

**Table 2: Laboratory Results – Asbestos-Containing Material Sampling
 3A Beechwood Drive, Parry Sound, ON**

Sample ID	Sample Location	Material Description	Asbestos Concentration (%)	ACM ⁽¹⁾ (Yes/No)	Friable / Non-friable	Condition
AT-01A-C	2 nd Floor Hallway	2' x 2' Acoustic Ceiling Tiles	None Detected	No	N/A	N/A
CM-01A-C	Maple Room	Cove Base Mastic	None Detected	No	N/A	N/A
SVF-01A-C	Beneath Laminate Flooring	Sheet Vinyl Flooring (grey)	None Detected	No	N/A	N/A
ST-01A-C	Gym	Ceiling Stipple	None Detected	No	N/A	N/A
CLK-01A-C	Exterior Exit	Door Frame Caulking (grey)	2% Chrysotile	Yes	Non-friable	Good
MOR-01A-C	Exterior Exit	Mortar	None Detected	No	N/A	N/A
AT-02A-C	Electrical Room	2' x 4' Acoustic Ceiling Tile	None Detected	No	N/A	N/A
DJC-01A-G	Throughout Building	Drywall Joint Compound	None Detected	No	N/A	N/A

Notes

- (1) ACM - Asbestos containing material
- (2) N/A - not applicable
- (3) **Bold** - indicates asbestos containing material

The attic space was inspected for suspected asbestos-containing insulation. The attic space was observed to be insulated with fiberglass-batt insulation. There are no concerns with regards to asbestos.

Based on the analytical results and visual inspection asbestos was identified in the exterior doorframe caulking. No asbestos was detected in any of the samples of drywall joint compound, ceiling stipple, ceiling tiles, brick mortar, cove base mastic or vinyl flooring submitted for analysis.

5.2 Lead

EHS^P completed the assessment including visual inspection of potential lead-based paints. Painted surfaces were observed throughout the Subject Property. Two (2) samples of paint were collected and submitted for analysis. The analytical results are presented in **Appendix A** and a summary of the lead paint results are presented below in Table 3.

**Table 3: Laboratory Results – Lead Paint Sampling
3A Beechwood Drive, Parry Sound, ON**

Sample ID	Colour (Painted Surface)	Location	Lead Concentration (ppm)
Pb-01	Door Paint	Rear Exit Door	<180
Pb-02	Exterior Doorframe Paint	Rear Exit Doorframe	1,100

Notes:

(1) **Bold** - Indicates lead containing paint as it is greater than 90ppm lead content.

For the purposes of this assessment, paints identified to contain concentrations of lead greater than 90 ppm are considered lead-containing and a lead-based paint is identified as any paint identified to contain concentrations of lead greater than 5,000 ppm. Paints identified to contain concentrations of lead greater than 1,000ppm are in exceedance of the EACC “virtually safe” guideline.

The sample of paint (Pb-02), from the exterior door frame was found to contain a lead concentration in exceedance of the 1,000ppm EACC “virtually safe” guideline.

All paint is expected to contain some level of lead. Lead is also likely to be present in the solder of copper pipes within the Subject Property.

5.3 Silica

The following materials were observed within the Subject Property and are presumed to contain silica:

- Drywall materials;
- Brick and associated mortar;
- Ceiling stipple;
- Acoustic ceiling tiles;
- Poured concrete;
- Vinyl flooring and mastics; and
- Any other cementitious materials.

5.4 Mercury

Mercury containing fluorescent light tubes were observed at the Subject Property.

5.5 Polychlorinated Biphenyls (PCBs)

No potential PCB containing light ballasts were observed during the DSS.

5.6 Urea-formaldehyde Foam Insulation (UFFI)

UFFI was not observed within the Subject Property at the time of the assessment.

5.7 Ozone Depleting Substances (ODS)

A visual assessment for ODS-containing equipment was performed. Refrigerators and air conditioning units at the Subject Property potentially contain ODSs.

5.8 Other Designated Substances & Hazardous Materials

A visual assessment was conducted to determine the presence of acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride.

6.0 CONCLUSIONS AND RECOMMENDATIONS

General

The Occupational Health and Safety Act require building owners and their agents to notify all employees, and contractors of the presence of designated substances at a Subject Property. OCH commissioned this report as part of their obligations under the Occupational Health and Safety Act of Ontario, Section 30 duty of Project Owners and Ontario Regulation 278/05. Additional assessment of designated substances may be required during planned renovations of the Subject Property.

Provide a copy of this report to all prospective contractors who will participate in the renovation, alteration, or demolition of the Subject Property.

Asbestos

- Asbestos containing door frame caulking was identified at the Site. The caulking was observed to be in good condition at the time of the assessment. Prior to renovations any asbestos containing materials that could potentially be impacted should be removed in accordance with Ontario Regulation 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations.
- Any work that may disturb the asbestos must be conducted by properly certified and experienced asbestos abatement personnel.
- All asbestos waste generated by asbestos abatement operations must be disposed of in accordance with O.Reg. 347/90 (as amended). Asbestos waste may be disposed of at any municipal landfill approved by the MOE to accept this type of waste pending notification to, and acceptance by the landfill operator.
- The owner must notify all employees and contractors involved with renovations, repairs, alterations, or demolitions involving ACM which may be disturbed. A copy of this PSDSS must be made available for review by any maintenance personnel or contractors working in the areas where ACM may be disturbed. As a good management practice, the owner should maintain a record of this notification.

Benzene

Excessive heat must not be used on wire coatings, plastic materials, or PVC as heat may release benzene. If these practices cannot be avoided, then implement control measures appropriate for the control of benzene prescribed in Ontario Regulation 490/09 – Designated Substances.

Lead

Lead-containing paint is present at the Subject Property. All paint is expected to contain some level of lead and such the following is recommended.

1. Measures must be implemented to control the lead dust hazard during any construction or demolition activity that would result in the disturbance of any painted surface. The measures implemented must be in accordance with the “Guideline – Lead on Construction Projects” (Ministry of Labour, September 2004).
2. Waste generated from demolition activities that contain painted surfaces must undergo Toxicity Characteristic Leaching Procedure testing in order to classify the waste. If the concentration of lead exceeds that of the leachate quality criteria, then waste must be classified as hazardous and must be disposed of at a landfill that accepts hazardous waste in accordance with O. Reg 347, as amended.

Ozone Depleting Substances

Non-base building units (i.e., refrigerators, freezers & AC units) should be relocated or reused rather than destroyed. If the units will not be relocated, then all ozone depleting refrigerants must be removed from the units prior to disposal. The removal of the refrigerants must be conducted by an individual licensed to perform such work in accordance with the Ozone-depleting Substances and Halocarbon Alternatives Regulations SOR/2016-137.

Silica

Measures prescribed in the Ministry of Labour’s Guideline titled Silica on Construction Projects should be followed during the alteration of all silica-containing materials.

Other Designated Substances and Hazardous Materials

Small amounts of benzene and vinyl chloride may be present in plastic wire coatings and PVC piping. No other designated substances are anticipated to be present at the Subject Property. There may be a potential exposure hazard to occupants, workers, or others if any plastic or rubber materials are exposed to excessive heat.

7.0 LIMITATIONS

The conclusions and recommendations contained in this assessment report are based upon professional opinions with regard to the subject matter. These opinions are in accordance with currently accepted environmental assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

1. The data and findings presented in this report are valid as of the dates of the investigations. The passage of time, manifestation of latent conditions or occurrence of future events may warrant further exploration at the properties, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.
2. The data reported and the findings, observations and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by the request of the client, the time and budgetary constraints imposed by the client, and availability of access to the properties.
3. Because of the limitations stated above, the findings, observations and conclusions expressed by EHS^P in this report are not, and should not be, considered an opinion concerning compliance of any past or present owner or operator of the Subject Property with any federal, provincial, or local laws or regulations.
4. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Subject Property conditions in existence at the time of investigation.
5. EHS^P assessment reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of federal, provincial, or local governmental agencies. Any use of the assessment report constitutes acceptance of the limits of EHS^P's liability. EHS^P's liability extends only to its client and not to other parties who may obtain this assessment report. Issues raised by the report should be reviewed by appropriate legal counsel.

Appendix A
Analytical Laboratory Results - Asbestos

Designated Substance Survey
District of Parry Sound Social Services Administration Board
3A Beechwood Drive
Parry Sound, Ontario
EHS^P Project No.: 04-0040-22-003



EMSL Canada Inc.

2756 Slough Street, Mississauga, ON L4T 1G3

Phone/Fax: (289) 997-4602 / (289) 997-4607

<http://www.EMSL.com>

torontolab@emsl.com

EMSL Canada Or 552213606
CustomerID: 55SEAC63
CustomerPO: 04-0040-22-003
ProjectID:

Attn: **Joel Marcellus**
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2 Gurdwara Road Suite 406
Nepean, ON K2E 1A2

Phone: (613) 828-8989
Fax: (613) 828-9404
Received: 9/7/2022 10:00 AM
Collected: 9/1/2022

Project: **04-0040-22-003 - 3A Beachwood Drive**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

<i>Client SampleDescription</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
Pb-1 552213606-0001	9/1/2022	9/7/2022	0.1118 g	180 ppm	<180 ppm
Site: door paint exit Desc: exterior Insufficient sample to reach reporting limit.					
Pb-2 552213606-0002	9/1/2022	9/7/2022	0.1022 g	200 ppm	1100 ppm
Site: door frame paint exit Desc: exterior					

Rowena Fanto, Lead Supervisor
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA-LAP, LLC - ELLAP #196142

Initial report from 09/09/2022 08:55:08



EMSL Canada Inc.

22 Antares Drive Suite 102 Ottawa, ON K2E 7Z6
Phone/Fax: (343) 882-6076 / (343) 882-6077
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EMSL Canada Order 672201722
Customer ID: 55SEAC63
Customer PO:
Project ID:

Attn: Joel Marcellus
EHS Partnerships Ltd.
2 Gurdwara Road Suite 406
Nepean, ON K2E 1A2
Phone: (613) 828-8989
Fax: (613) 828-9404
Collected: 9/ 1/2022
Received: 9/06/2022
Analyzed: 9/07/2022
Proj: 04-0040-22-003 - 3A Beechwood Drive

Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

Client Sample ID: AT-01A **Lab Sample ID:** 672201722-0001

Sample Description: 2nd floor hallway/Acoustic Ceiling tiles (2 x 2)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray	65.0%	35.0%	None Detected	

Client Sample ID: AT-01B **Lab Sample ID:** 672201722-0002

Sample Description: 2nd floor hallway/Acoustic Ceiling tiles (2 x 2)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray	65.0%	35.0%	None Detected	

Client Sample ID: AT-01C **Lab Sample ID:** 672201722-0003

Sample Description: 2nd floor hallway/Acoustic Ceiling tiles (2 x 2)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray	65.0%	35.0%	None Detected	

Client Sample ID: CM-01A-Joint Compound **Lab Sample ID:** 672201722-0004

Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: CM-01A-Mastic **Lab Sample ID:** 672201722-0004A

Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Beige	0.0%	100.0%	None Detected	

Client Sample ID: CM-01A-Cove Base **Lab Sample ID:** 672201722-0004B

Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	0.0%	100.0%	None Detected	

Client Sample ID: CM-01B-Joint Compound **Lab Sample ID:** 672201722-0005

Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	



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Client Sample ID: CM-01B-Mastic **Lab Sample ID:** 672201722-0005A
Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Beige	0.0%	100.0%	None Detected	

Client Sample ID: CM-01B-Cove Base **Lab Sample ID:** 672201722-0005B
Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	0.0%	100.0%	None Detected	

Client Sample ID: CM-01C-Joint Compound **Lab Sample ID:** 672201722-0006
Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: CM-01C-Mastic **Lab Sample ID:** 672201722-0006A
Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Beige	0.0%	100.0%	None Detected	

Client Sample ID: CM-01C-Cove Base **Lab Sample ID:** 672201722-0006B
Sample Description: maple room/Cove Base mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	0.0%	100.0%	None Detected	

Client Sample ID: SVF-01A **Lab Sample ID:** 672201722-0007
Sample Description: Beneath laminate/Sheet Vinyl flooring

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray/Beige	35.0%	65.0%	None Detected	

Client Sample ID: SVF-01B **Lab Sample ID:** 672201722-0008
Sample Description: Beneath laminate/Sheet Vinyl flooring

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray/Beige	36.0%	64.0%	None Detected	

Client Sample ID: SVF-01C **Lab Sample ID:** 672201722-0009
Sample Description: Beneath laminate/Sheet Vinyl flooring

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray/Beige	35.0%	65.0%	None Detected	



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Client Sample ID: ST-01A **Lab Sample ID:** 672201722-0010
Sample Description: Gym/Ceiling stipple

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: ST-01B **Lab Sample ID:** 672201722-0011
Sample Description: Gym/Ceiling stipple

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: ST-01C **Lab Sample ID:** 672201722-0012
Sample Description: Gym/Ceiling stipple

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: CLK-01A **Lab Sample ID:** 672201722-0013
Sample Description: Exterior/Caulking (grey)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	0.0%	98.0%	2% Chrysotile	

Client Sample ID: CLK-01B **Lab Sample ID:** 672201722-0014
Sample Description: Exterior/Caulking (grey)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022					Positive Stop (Not Analyzed)

Client Sample ID: CLK-01C **Lab Sample ID:** 672201722-0015
Sample Description: Exterior/Caulking (grey)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022					Positive Stop (Not Analyzed)

Client Sample ID: MOR-01A-Layer 1 **Lab Sample ID:** 672201722-0016
Sample Description: Exterior/Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: MOR-01A-Layer 2 **Lab Sample ID:** 672201722-0016A
Sample Description: Exterior/Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Red	0.0%	100.0%	None Detected	



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Client Sample ID: MOR-01B-Layer 1
Sample Description: Exterior/Mortar

Lab Sample ID: 672201722-0017

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: MOR-01B-Layer 2
Sample Description: Exterior/Mortar

Lab Sample ID: 672201722-0017A

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Red	0.0%	100.0%	None Detected	

Client Sample ID: MOR-01C-Layer 1
Sample Description: Exterior/Mortar

Lab Sample ID: 672201722-0018

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: MOR-01C-Layer 2
Sample Description: Exterior/Mortar

Lab Sample ID: 672201722-0018A

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Red	0.0%	100.0%	None Detected	

Client Sample ID: AT-02A
Sample Description: Elec. Room/Acoustic Ceiling tiles (2 x 4)

Lab Sample ID: 672201722-0019

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	95.0%	5.0%	None Detected	

Client Sample ID: AT-02B
Sample Description: Elec. Room/Acoustic Ceiling tiles (2 x 4)

Lab Sample ID: 672201722-0020

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	95.0%	5.0%	None Detected	

Client Sample ID: AT-02C
Sample Description: Elec. Room/Acoustic Ceiling tiles (2 x 4)

Lab Sample ID: 672201722-0021

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	Brown	95.0%	5.0%	None Detected	

Client Sample ID: DJC-01A
Sample Description: 2nd floor hallway/Drywall Joint Compound

Lab Sample ID: 672201722-0022

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	



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Client Sample ID: DJC-01B **Lab Sample ID:** 672201722-0023
Sample Description: maple room/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: DJC-01C **Lab Sample ID:** 672201722-0024
Sample Description: oak room/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: DJC-01D **Lab Sample ID:** 672201722-0025
Sample Description: main floor exit/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: DJC-01E **Lab Sample ID:** 672201722-0026
Sample Description: main floor stair/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: DJC-01F **Lab Sample ID:** 672201722-0027
Sample Description: Elec. Room/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: DJC-01G **Lab Sample ID:** 672201722-0028
Sample Description: basement Hallway/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/07/2022	White	0.0%	100.0%	None Detected	



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Analyst(s):

Brianne Bedard PLM (24)
Ewa Krupinska PLM (11)

Reviewed and approved by:

Ewa Krupinska, Laboratory Manager
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty available upon request. This report is a summary of multiple methods of analysis, fully compliant reports are available upon request. A combination of PLM and TEM analysis may be necessary to ensure consistently reliable detection of asbestos. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government.

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